

Excerpts from the Education Element  
of the  
Comprehensive Plan

**Policy 1.1.1**

Representatives of the Leon County School Board will be afforded full voting membership on the Metropolitan Planning Organization and the Tallahassee-Leon County Planning Commission. Appointee's will represent the public school system's interest of areas of city/county planning and growth management as directed by Objective 1.1[I].

Objective 1.1[I] referenced above: Designate the Tallahassee-Leon County Planning Commission to serve as the Local Planning Agency (LPA): The LPA shall be responsible for coordinating the Comprehensive Plan of the City of Tallahassee and Leon County with the plans of other governmental entities, to include the School Board, other units of government providing service but not having regulatory authority over the use of land, and adjacent counties. This agency shall ensure coordination in establishing level of service standards for public facilities with any other entities having operational and maintenance responsibilities for such facilities.

**Policy 1.2.1**

New high schools shall be located within the Urban Services Area, as designated in the local government Comprehensive Plan. Elementary and middle school sites shall be selected within the Urban Services Area (USA) or Rural Communities. Elementary and middle schools to be located in Rural Communities shall be times and sized so as to not to be an attractor of growth beyond the intent of the Rural Community designation. All schools shall be designed in a manner that is compatible with adjoining land uses.

**Policy 1.2.2**

All schools shall be served by adequate infrastructure. If inadequate infrastructure exists for proposed public schools, additional infrastructure must be planned and/or budgeted for in the Capital Improvement Element of the local government Comprehensive Plan or in the capital budget of the Leon County School Board. Funding source for needed infrastructure improvements or expansions shall be mutually agreed upon by the School Board and the City of Tallahassee or Leon County prior to site selection for a public school facility.

**Policy 1.2.7**

Based upon the criteria outlined in Policy 1.3.1 all future schools shall be an allowable use in all urban land use categories except Heavy Industrial and Lake Protection, with the understanding that high schools and adult-vocational education facilities shall be located

only in the Urban Services Area. County and municipal codes may include development standards for schools, consistent with the local government Comprehensive Plan.

**Objective 1.3**

Future school facilities shall be sited within walking and/or bicycle distance of the primary residential area to be served. All future high schools and adult-vocational facilities shall be within the designated Urban Services Area. All future elementary schools and middle schools shall be located within the Urban Services Area of designated Rural Communities, except they shall not be located in Lake Protection nor in Heavy Industrial areas. The location of all public schools shall be based on the need for new facilities as identified in the School Board Five Year Capital Outlay Plan and all schools shall be located consistent with all elements of the adopted local government Comprehensive Plan.

**Policy 1.3.1**

Educational facilities sites shall be located based on the following criteria:

- a) Student demographics to support the site.
- b) Consistency with the Comprehensive Plan and other state and local laws and regulations. The School Board must apply for a land use compliance / permitted use determination to the City / county for a proposed educational facility site at the time a site is added to the preliminary selection list. The City or the County must provide the School Board with a written land use compliance / permitted use determination within 45 days after receiving application for such determination.  
At a minimum:

- 1) Educational facilities must be an allowable use based on the future land use map designation, and local government Comprehensive Plan descriptive narrative, goals, objectives and policies;
  - 2) The proposed location for any high schools or adult-vocational facilities must be within the designated Urban Services Area and there must be adequate infrastructure capacity available or planned to serve the school facilities in accordance with City and County concurrency management standards and procedures;
  - 3) There must be compatibility with adjacent land uses, including residential and non-residential uses.
- c) Educational facilities shall not be located in the path of flight approach of an airport, as described in Section 333.03(3), Florida Statutes, shall not adjoin a right-of-way of any railroad or through highway and shall not be located adjacent to any factory or other property from which conditions would be likely to interfere with the educational program.
- d) Schools shall only be located on sites which have dual access points. Elementary schools shall not be located adjacent to, nor have direct access from a limited access or arterial road. Middle schools shall not be located adjacent to limited access or major arterial roads, nor shall they have direct access from limited access, major arterial or local roads. High schools shall not be located adjacent to limited access or major arterial roads, nor shall they have direct access from limited access, major arterial or local roads. These adjacency and access standards are summarized in the tables below:

	ROADWAY ACCESS				
	LOCAL	COLLECT.	MIN. ART.	MAJ. ART.	LIMIT. AC.
ELEM.	Yes	Yes	No	No	No
MIDDLE	No	Yes	Yes	No	No
HIGH	No	Yes	Yes	No	No

	ADJACENCY TO ROADWAYS				
	LOCAL	COLLECT.	MIN. ART.	MAJ. ART.	LIMIT. AC.
ELEM.	Yes	Yes	No	No	No
MIDDLE	Yes	Yes	Yes	No	No
HIGH	Yes	Yes	Yes	No	No

- e) Sites chosen for school facilities shall have pedestrian and vehicular access to adjacent residential areas and shall be of sufficient size to enable buffering or other mitigative techniques to adjacent residential areas from noise and traffic movement, except for sites located within traditional neighborhood developments.

- f) The proposed location must be able to accommodate the required on-site parking and queuing of vehicles.
- g) The site chosen must be adequate for its intended use based on the State requirements for educational facilities, and must provide sufficient area to accommodate all needed utilities and support facilities;
- h) The site chosen must be environmentally suitable, based on the soils, topography and other natural resources on site.
- i) There must be no hazardous materials present on site, nor can the site be, nor have been, a landfill or reclaimed mining site.
- j) The proposed site location shall not result in any adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the City or County as locally significant or archaeologically significant.

**OBJECTIVE 1.4:[E]**

Student safety shall be a major consideration at all School District operated facilities and shall be an essential part of operation, renovation, expansion and future development evidenced by a reduction in school safety related incidents.

**POLICY 1.4.1:[E]**

A joint committee made up of School Board Members and/or school district staff with appropriate Tallahassee Police Department, Leon County Sheriff Department, Juvenile Justice, other law enforcement officials, and community representatives shall be established to review the issue of school safety. This committee is authorized to make specific recommendations to the School Board, City and County Commissions or other governmental agencies to enhance safety in and around district schools.

**POLICY 1.4.2:[E]**

City and County law enforcement and fire department officials shall review all proposed school facility sites and architectural plans for the expansion of current school facilities and the construction of new schools and provide recommendations for safety design or improvements.

**OBJECTIVE 1.5:[E]**

Recognizing that public schools are an essential component in building a sense of community, the School District officials and City and County officials shall establish or renew cooperative agreements as may be beneficial to the public at large, to facilitate the

shared use of community facilities, such as parks, playgrounds, libraries and neighborhood meeting centers.

**POLICY 1.5.1:[E]**

Consideration shall be made for the City, County, and School Board to jointly purchase and / or develop, maintain, or operate specific properties and/or facilities for recreation/stadiums, libraries, community centers, playgrounds, emergency shelters and the like in those cases where it is beneficial to the community, or where taxpayer savings may occur.